

Section 4 Zones and Zoning Maps

4.1 Zone Classification

For the purposes of this By-Law, the maps attached hereto as Schedules 1 through 18 shall form part of this By-Law, shall be referred to as the 'Zoning Maps of the Municipality of Red Lake' and the said Zoning Maps shall be divided into the following zones:

<u>Zones</u>	<u>Symbol</u>
Townsite Residential Density 1 Zone	R1
Townsite Residential Density 2 Zone	R2
Mobile Home Residential Zone	R3
Rural Residential Zone	R4
Recreational Residential Zone	R5
Townsite Commercial Zone	C1
Local Commercial Zone	C2
Shopping Centre Commercial Zone	C3
Highway Commercial Zone	C4
Tourist Commercial Zone	C5
Industrial Zone	M1
Heavy Industrial Zone	M2
Extractive Industrial Zone	MX
Mineral Mining Zone	MM
Open Space Zone	OS
Institutional Zone	I
Natural Resources Zone	NR
Hazard Land Zone	HL
Environmental Protection Zone	EP

4.2 Use of Zone Symbols

The Symbols listed in Section 4.1 shall be used to refer to land, **buildings** and **structures** and the **uses** thereof permitted by this By-Law in the said **Zones**, and wherever in this By-Law the word 'Zone' is used, preceded by any of the said symbols, such zones shall mean any area within the Municipality of Red Lake delineated on the Zoning Maps and designated therein by the said symbol.

(a) Special Zone Provisions

Where the zone symbol designating certain lands is shown on the Zoning Maps followed by a dash and a number (e.g. C2-1), the special provisions may be found in the By-Law which deals with the particular zone. Lands zoned as such shall be subject to all regulations and requirements of the zone except as otherwise provided by the special provisions.

(b) Holding Provisions



Where the zone symbol on the Zoning Maps is followed by the suffix “-h”, the lands shall be deemed to be in a special Holding Zone. Lands in a Holding Zone may only be used for existing uses and shall be in accordance with the provisions of the applicable zone, not including Permitted Uses. The holding symbol may only be removed by a by-law passed by Council.

4.3 Interpretation of Zone Boundaries

Where any uncertainty exists as to the location of the boundary of any of the said **zones** as shown on the Zoning Maps, the following shall apply:

- (a) Where a boundary is shown is shown as following a **highway, street** or **lane**, the boundary shall be the centre line of such highway, street or lane;
- (b) Where a zone boundary are indicated as approximately following **lot lines** shown on a registered plan of subdivision, such lot lines shall be deemed to be the said boundary;
- (c) Where zone boundary is indicated as following a **watercourse**, stream, creek or the right-of-way of an electrical, hydro, gas or oil transmission line, the centerline of such watercourse, stream, creek or line shall be deemed to be the said boundary;
- (d) A boundary indicated as following the shoreline shall follow the **high water mark** of the **water body**, and in the event of a change in the high water mark, the boundary shall be construed as moving with the high water mark;
- (e) In the event a dedicated street, lane or right-of-way shown on the Zoning Map is closed, the property formerly in said street, lane or right-of-way shall be included within the zone of the adjoining property on either side of the said closed street, lane or right-of-way, and the zoning boundary shall be the former centre line of said closed street, lane or right-of-way;
- (f) Where any zone boundary is left uncertain after application of the preceding provisions, then the boundary line shall be determined according to the scale on the Zoning Maps in the office of the Clerk of the Municipality of Red Lake;
- (g) Wherever it occurs, the municipal limit of the Municipality of Red Lake is the boundary of the zone adjacent to it.

